

Comments for Planning Application ZC23/02895/FUL

Application Summary

Application Number: ZC23/02895/FUL

Address: Manor Cottage Shaw Lane Farnham Knaresborough North Yorkshire HG5 9JE

Proposal: Erection of self-build dwelling, landscaping and associated works.

Case Officer: Emma Howson

Customer Details

Name: Dr Malcolm Staveley

Address: Stone House, Beech Close, Farnham Knaresborough, North Yorkshire HG5 9JJ

Comment Details

Commenter Type:

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is that it would be inexplicably perverse to permit this application given the recent planning history in Farnham.

1 The proposed dwelling is within an important open space of an old orchard identified as an important village asset in the village conservation appraisal. The previous owner deliberately kept it as open space.

A recent planning enquiry for development on a similar open orchard space in Farnham elicited council advice that residential development would not be permitted.

2 The proposed house is so high that it will protrude well above the rising roof line from Manor Court to Folly Hill and will be visible from a significant number of village properties including my own. It will be overbearing when viewed from Manor Court.

In 2016 a proposal (16/02884/FUL | Erection of 1 dwelling) to build a dwelling to the N of current site was withdrawn following council advice that the proposed structure was too high and would stand above the rising roof line. Eventually a lower structure (17/03906/FUL Erection of one detached dwelling) was permitted which is well within rising roof line discussed above but this lower dwelling would be overshadowed by the current proposal.

Malcolm Staveley